

1 BILL NO. R-85-03-09

2 DECLARATORY RESOLUTION NO. R-26-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 March 1, 1985, to have the following described property design-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Lot Numbers 27 thru 40 of Lombard's
12 Park Addition, and also that park
13 lot 1 in Lombard's Park Addition to
14 Fort Wayne, lying South of the North
15 line of lot 40 in Lombard's Park Ad-
dition to the City of Fort Wayne,
extended East to the right of way of
the railroad;

16 said property more commonly known as 642 Growth Avenue, Fort Wayne,
17 Indiana 46808;

18 WHEREAS, it appears that said petition should be pro-
19 cessed to final determination in accordance with the provisions
20 of said Division 6.

21 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
22 OF THE CITY OF FORT WAYNE, INDIANA:

23 SECTION 1. That, subject to the requirements of Section
24 4, below, the property hereinabove described is hereby designated
25 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
26 12.1. Said designation shall begin upon the effective date of
27 the Confirming Resolution referred to in Section 3 of this Resolu-
28 tion and shall continue for one (1) year thereafter. Said design-
29 nation shall terminate at the end of that one-year period.

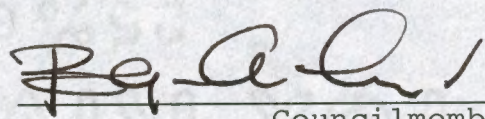
30 SECTION 2. That upon adoption of this Resolution:

31 (a) Said Resolution shall be filed with the Allen
32 County Assessor;

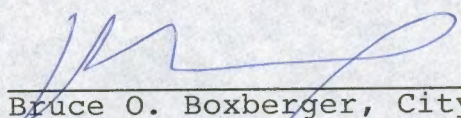
- 1 (b) Said Resolution shall be referred to the Committee
2 on Finance and shall also be referred to the De-
3 partment of Economic Development requesting a re-
4 commendation from said department concerning the
5 advisability of designating the above designated
6 area an "Economic Revitalization Area";
- 7 (c) Common Council shall publish notice in accordance
8 with I.C. 5-3-1 of the adoption and substance of
9 this Resolution and setting this designation as an
10 "Economic Revitalization Area" for public hearing;
- 11 (d) If this Resolution involves an area that has al-
12 ready been designated an allocation area under
13 I.C. 36-7-14-39, then the Resolution shall be re-
14 ferred to the Fort Wayne Redevelopment Commission
15 and said designation as an "Economic Revitalization
16 Area" shall not be finally approved unless said
17 Commission adopts a resolution approving the peti-
18 tion.

19 SECTION 2. That this Resolution shall be subject to
20 being confirmed, modified and confirmed or rescinded after public
21 hearing and receipt by Common Council of the above described re-
22 commendations and resolution, if applicable.

23 SECTION 4. That this Resolution shall be in full force
24 and effect from and after its passage and any and all necessary
25 approval by the Mayor.

26 
27 _____
28 Councilmember

29 APPROVED AS TO FORM
30 AND LEGALITY

31 
32 _____
Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____ M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Bradbury,
seconded by Bradbury, and duly adopted, placed on its
passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>7</u>	_____	_____	<u>2</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	_____	_____	_____	<u>✓</u>	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	_____	_____	_____	<u>✓</u>	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 3-12-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ~~ORDINANCE~~ (~~RESOLUTION~~) NO. B-26-85

on the 12th day of March, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 12th day of March, 1985,
at the hour of 11:00 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day of March,
1985, at the hour of 8:30 o'clock A. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-NEW MANUFACTURING EQUIPMENT-



This application is to be completed and signed by the owner of the property where the installation of new manufacturing equipment is to occur. The Common Council of the City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Ward Pattern & Engineering, Inc. & Ward Aluminum Casting, Inc.

2. Owner(s) Marion & Vern Ward

3. Address of Owner(s) 642 Growth Avenue

Fort Wayne, IN 46808

4. Telephone Number of Owner(s) (219) 426-8700

5. Relationship of Applicant to Owner(s) if any _____

6. Address of Applicant 642 Growth Avenue

Fort Wayne, IN 46808

7. Telephone number of Applicant (219) 426-8700

8. Address of Property Seeking Designation 642 Growth Avenue

Fort Wayne, IN 46808

9. Legal Description of Property Proposed for Designation (may be attached) Lot Numbers 27 thru 40 of Lumbard's Park Addition, and also that
park lot 1 in Lumbard's Park Addition to Fort Wayne, lying South of the North
line of lot 40 in Lumbard's Park Addition to the city of Fort Wayne, extended
East to the right of way of the railroad.

10. Township Wayne
11. Taxing District 91
12. Current Zoning M-2
13. Variance Granted (if any) _____
14. Current Use of Property _____
- a. How is property presently used? Pattern Making Manufacturing Sand
Aluminum Castings and Permanent Mold Castings
- b. What is the condition of any structures on property? _____
Good
15. Current Assessed Value of Machinery Equipment to be installed on the Real Estate \$160,000.00
16. Amount of Personal Property Taxes Owed During the Immediate Past Year _____
17. Description of New Manufacturing Equipment to be installed on the Real Estate Permanent Mold Devices - Electric Furnace - 4,000 lb. Gas Melting Furnace
200 CFM - additional - Dependable Core Machine - Fork Truck - Material
Handling Equipment.
18. Development Time Frame
- a. When will installation begin of the new manufacturing equipment? _____
April 1985
- b. When is installation expected to be completed? April 1986
19. Cost of new manufacturing equipment? \$ \$160,000.00

20. Has "new" manufacturing equipment ever been utilized in the State of Indiana prior to this project? _____ Yes _____ X No

21. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be created as a result of the installation of this new manufacturing equipment? _____ 25 _____

b. What is the nature of those jobs? _____ Skilled and Semi Skilled _____
_____ general labor _____

c. Anticipated time frame for reaching employment level stated above?

_____ 6 Months _____

22. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) _____ None _____

23. Undesirability for Normal Development

What evidence can be provided that the property on which the new manufacturing equipment will be installed "has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

_____ None _____

24. How will the proposed designation further the economic development objectives of the City of Fort Wayne? 25 additional jobs.

25. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

None

26. Zoning Restrictions

Will the installation of this equipment require a rezoning, variance, or other approval? Yes X No

27. Financing on Project

What is the status of financing connected with this project?

Summit Bank - Loan Approved

I hereby certify that the information and representation on this Application are true and complete.

Vern W Ward
Signature(s) of Owners
Marion C Ward

March 11 1985
Date
March 11 1985

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____

Date Equipment to be installed: _____

Date Application Forwarded to Law Dept: _____

Date of Legal Notice Publication: _____

Date of Public Hearing _____

Approved or Denied? Date: _____

Allocation Area: _____

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant Ward Holding Company
2. Owner(s) Marion & Vern Ward
3. Address of Owner(s) 642 Growth Avenue
Fort Wayne, IN 46808
4. Telephone Number of Owner(s) (219) 426-8700
5. Relationship of Applicant to Owner(s) if any _____
6. Address of Applicant 642 Growth Avenue
Fort Wayne, IN 46808
7. Telephone number of Applicant (219) 426-8700
8. Address of Property Seeking Designation 642 Growth Avenue
Fort Wayne, IN 46808
9. Legal Description of Property Proposed for Designation (may be attached) Lot numbers 27 thru 40 of Lombard's Park Addition, and also that
park lot 1 in Lombard's Park Addition to Fort Wayne, lying South of the North
line of lot 40 in Lombard's Park Addition to the city of Fort Wayne, extended
East to the right of way of the railroad.
10. Township Wayne
11. Taxing District 91

12. Current Zoning _____
13. Variance Granted (if any) None
14. Current Use of Property
- a. How is property presently used? Pattermaking and Manufacturing of
Aluminum Sand Castings and Permanent Mold Castings.
- b. What Structure(s) (if any) are on the property? _____
Brick Building and Steel Attachment
- b. What is the condition of this structure/these structures? _____
Fair to Good
15. Current Assessed Value of Real Estate _____
- a. Land \$30,600.00
- b. Improvements \$128,400.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year
\$12,096.04
17. Description of Proposed Improvements to the Real Estate A new
Loading dock and additional work area in the form of another attached
Steel Building.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
April 1985
- b. When is completion expected? April 1986
19. Cost of Project (not including land costs) \$80,000.00

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 25

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? Skilled, Semi-Skilled and General
Labor

c. Anticipated time frame for reaching employment level stated above?

Six (6) Months

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? _____

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Produce additional jobs (on-the-job-training for skilled and semi-skilled jobs)

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

None

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? _____ YES _____ ☒ NO

26. Financing on Project

What is the status of financing connected with this project?

50% financed through Summit Bank and 50% Ward

I hereby certify that the information and representation on this Application are true and complete.

Marion O. Ward
Signature(s) of Owners
Vern O. Ward

March 1, 1985
Date
March 1, 1985

Information Below to be filled in by Department of Economic Development:

Date Application Received: _____
Date Application Forwarded to Law Dept: _____
Date of Legal Notice Publication: _____
Date of Public Hearing: _____
Date of Building Permit: _____
Approved or Denied? Date: _____
Allocation Area: _____

BILL NO. R-85-03-09

REPORT OF THE COMMITTEE ON FINANCE

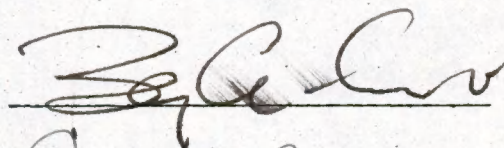
WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1
(642 Growth Avenue - Ward Patterson & Engineering, Inc.)

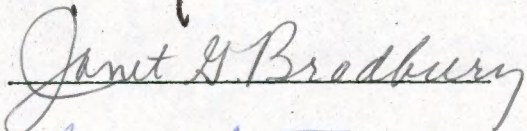
HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)
(RESOLUTION)

YES

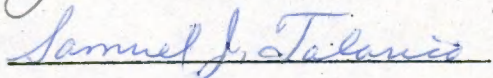
NO



BEN A. EISBART
CHAIRMAN



JANET G. BRADBURY
VICE CHAIRWOMAN



SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 2-12-85

SANDRA E. KENNEDY
CITY CLERK

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

Q-85-03-09

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1. (642 Growth Avenue - WardPattern & Engineering, Inc.)

_____EFFECT OF PASSAGE A new loading dock and additional work area in the form
of another attached steel building will be constructed. It will also
produce additional jobs (on-the-job training for skilled and semi-skilled jobEFFECT OF NON-PASSAGE Opposite of the above.

_____MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$240,000

_____ASSIGNED TO COMMITTEE (PRESIDENT) _____